

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	2
Owner 1:	WILLOUGHBY LUCILE G		
Owner 2:			
Owner 3:			
Street 1:	21 TROWBRIDGE ST UNIT 2		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	FAHEY JEANNE MARIE/ TRUSTEE -		
Owner 2:	JEANNE MARIE FAHEY REVOCABLE -		
Street 1:	21 TROWBRIDGE ST #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1918 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	834,700	3,300		838,000
Total Card	0.000	834,700	3,300		838,000
Total Parcel	0.000	834,700	3,300		838,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		436.91	/Parcel: 436.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	834,700	3300	.		838,000		Year end	12/23/2021
2021	102	FV	810,100	3300	.		813,400		Year End Roll	12/10/2020
2020	102	FV	725,300	3300	.		728,600	728,600	Year End Roll	12/18/2019
2019	102	FV	646,600	3300	.		649,900	649,900	Year End Roll	1/3/2019
2018	102	FV	571,500	3300	.		574,800	574,800	Year End Roll	12/20/2017
2017	102	FV	520,600	3300	.		523,900	523,900	Year End Roll	1/3/2017
2016	102	FV	520,600	3300	.		523,900	523,900	Year End	1/4/2016
2015	102	FV	473,000	3300	.		476,300	476,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

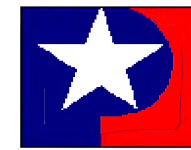
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible][illegible]

APPAISED:	838,000 /	838,000
USE VALUE:	838,000 /	838,000
ASSESSED:	838,000 /	838,000



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	154497
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99 - Condo Conv	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1914	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G4	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	105 - 7063

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s	7		BR:s	4		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1996
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	0
Totals			
1	7	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	2	- Softwood	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.19744515
Const Adj.:	1.01989794
Adj \$ / SQ:	372.488
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	874975
Depreciation:	40249
Depreciated Total:	834726

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 025.B-0001-0002.0

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,918	372.490	714,432
Net Sketched Area:		1,918	Total:	714,432
Size Ad	1918 Gross Area	1918	FinArea	1918

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
2						
2						
8						

IMAGE

AssessPro Patriot Properties, Inc

